



ST. NICHOLAS
ALFOLD PLACE SURREY



WELCOME TO ST. NICHOLAS PLACE

CRAFTED FOR LIFE. MADE FOR YOU

Rooted in the rich heritage of Alfold and inspired by generations of craftsmanship, St. Nicholas Place is a thoughtfully designed new neighbourhood set within Surrey's countryside.

Here, tradition meets modern living. From the curve of the landscape to the considered detailing of each home, every element has been shaped to reflect the character of the village and the beauty of its surroundings. Natural materials, elegant forms and carefully planned layouts come together to create homes that feel both timeless and contemporary.

Surrounded by welcoming streets and shared places, St. Nicholas Place is designed for real life – a place to settle, grow and belong. Whether enjoying peaceful countryside walks, moments of calm at home, or the simple pleasures of village living, this is a community where quality, comfort and connection come naturally.

Reflecting this vision is a collection of 2, 3 and 4 bedroom homes, crafted with care and finished with character, creating a place you'll be proud to call home.

LIFE AT ST. NICHOLAS PLACE

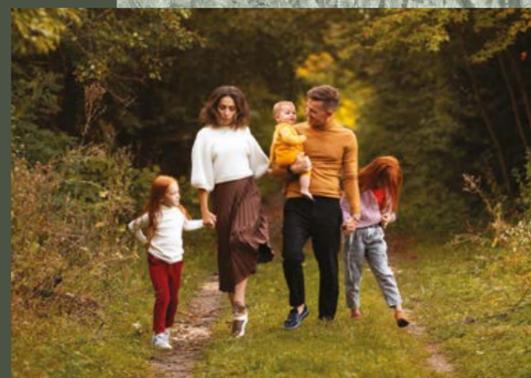
A TRUE VILLAGE SETTING

Nestled in Alfold, St. Nicholas Place offers a true village lifestyle where everyday life feels naturally connected. With local shops, a welcoming community spirit, cosy pubs, you'll enjoy a lifestyle that's both peaceful and vibrant.



SURROUNDED BY COUNTRYSIDE

St. Nicholas Place is perfectly positioned for a life lived outdoors. Rolling fields, open skies and peaceful walking routes form a calm, rural backdrop, ideal for slowing down and reconnecting with nature. From morning walks to evening cycles or simply enjoying the views from home, the countryside here isn't just close by, it's part of everyday life.



EXCEPTIONAL CONNECTIVITY

Easy access to nearby towns, local schools, shops and essential amenities, everyday journeys are simple and stress-free. Whether commuting for work, heading to the coast or exploring the surrounding area, everything you need is within comfortable reach. Making it easy to stay connected without sacrificing a peaceful way of life.



DISCOVER NATURE

The area around St. Nicholas Place offers an abundance of green spaces to enjoy every day. Whether you're looking for a peaceful spot to unwind, somewhere to walk the dog, or open space for family time, nature is never far from your doorstep.

From nearby parks within easy walking distance to wider countryside and woodland just a short drive away, these green spaces invite a healthier, more relaxed way of life. They provide the perfect balance to modern living, offering room to explore, breathe and reconnect with the outdoors whenever you choose.

-  17 min **Knowle Park Country Park**
-  7 min A popular park in Cranleigh with ponds, open meadows, paths and picnic spots.
-  23 min **Summerlands Estate**
-  15 min A green space with woodland, a pond and paths popular with walkers.
-  19 min **Alderbrook Park**
- Gentle pathways perfect for strolls amidst open grassland and mature trees



Bookhurst Wood

Ancient semi-natural woodland with winding paths through oak, hazel and birch trees. Ideal for nature walks, wildlife spotting and exploring woodlands in the local area.

 12 min

National Trust – Hatchlands Park

A beautiful National Trust park with extensive woodland and countryside trails, Hatchlands Park is perfect for longer walks, seasonal colours and family days out.

 39 min



PERFECTLY PLACED

EASY ROUTES, EVERYDAY JOURNEYS

St. Nicholas Place offers the rare balance of countryside living with strong transport connections. Whether commuting for work, travelling for education or heading out for leisure, residents benefit from easy access to road, rail and local bus services – keeping everyday journeys simple and flexible.



Rail Connections

A choice of railway stations within easy reach provides regular services to key destinations across Surrey, London and the South East, including:

- 🕒 **Witley station** – offering direct services to Guildford and London Waterloo.
- 🕒 **Godalming station** – providing fast connections to London and the wider rail network.
- 🕒 **Guildford station** – a major transport hub with frequent services to London, Reading, Gatwick Airport and the south coast.

Bus Services

Regular bus services operate through Alfold Crossways and surrounding villages, connecting residents to nearby towns including Guildford, Cranleigh, Horsham and Billingshurst.

These services provide a convenient option for school travel, commuting or everyday journeys without relying solely on the car.

Road Connections

Located close to the A281, St. Nicholas Place offers direct road connections north towards Guildford and south towards Horsham, linking quickly to the wider Surrey and West Sussex road network.

From here, the A3 and M25 are easily accessible, opening routes to London, the South East and beyond.

To London Waterloo:

35
MIN

from Guildford station

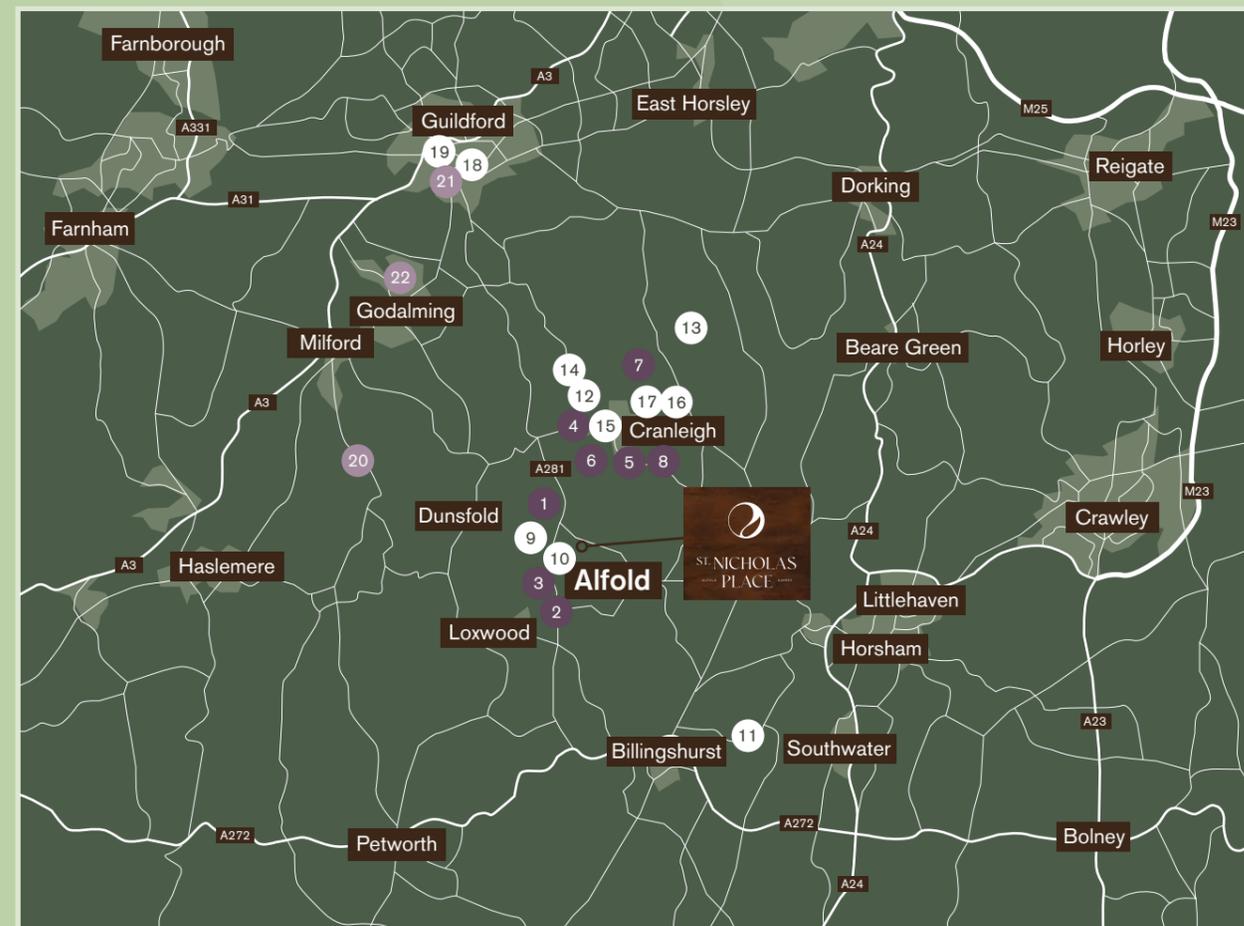
40
MIN

from Godalming station

55
MIN

from Witley station

Rail journey times are taken from nationalrail.co.uk and are approximate only.



Map not to scale.

Well positioned for travel, Alfold provides straightforward access to nearby towns including Cranleigh, Guildford and Horsham, with road links connecting you further afield. Regular routes make commuting and day-to-day journeys simple, while local bus services and nearby rail connections extend travel options for work and leisure.

Beyond its practical connections, the location encourages a balanced lifestyle. Scenic countryside, woodland walks and village paths sit alongside leisure centres, golf courses and local attractions, all within easy reach. Whether heading out for a quiet stroll, meeting friends nearby or travelling further afield, Alfold offers a setting that supports both everyday living and weekends well spent.

- | | |
|--|--|
| 1 Alfold Sports | 12 Glebelands School |
| 2 Alfold Post Office | 13 Duke of Kent School |
| 3 Alfold Veterinary Practice | 14 Cranleigh School |
| 4 Sainsbury's | 15 Cranleigh C of E Primary School |
| 5 Cranleigh Arts | 16 Park Mead Primary School |
| 6 Knowle Park Country Park | 17 St Cuthbert Mayne RC Primary School |
| 7 Cranleigh Golf & Country Club | 18 Guildford College |
| 8 Cranleigh Leisure Centre | 19 University of Surrey |
| 9 Little Harriers | 20 Witley station |
| 10 Lillianna's Montessori Day Care Nursery | 21 Guildford station |
| 11 Natural Nurture Nursery | 22 Godalming station |

Key

- Amenities
- Education
- Transport



DISCOVER LOCAL GEMS

Living at St. Nicholas Place means enjoying a lifestyle shaped by simple pleasures and local experiences. Alford and the surrounding area offer a relaxed, sociable way of life where there's always something to enjoy.

26 min

Wild About Britain

Great for families and nature lovers, offering hands-on wildlife learning, nature activities, and seasonal events – fun for kids and adults alike.

12 min



11 min

Top Gear Test Track

This iconic circuit, set on the former Dunsfold Aerodrome, hosted many of the show's Power Laps and Star in a Reasonably Priced Car challenges.

5 min



19 min

Cranleigh Arts

A vibrant local arts centre hosting exhibitions, shows and events. Ideal for an afternoon of culture, creativity or a relaxed coffee after exploring the village.

9 min



14 min

Cranleigh Golf & Country Club

Enjoy a round of golf or a leisurely afternoon in the clubhouse at this friendly local golf course with scenic fairways and welcoming facilities.



18 min

Cranleigh Leisure Centre

A modern community centre with a gym, group classes, squash courts, swimming pools and soft play for children. Perfect for family fun or fitness.

10 min

EDUCATION THAT

GROWS WITH YOU

Education is well supported in the local area, with a broad choice of nurseries, schools and further education options close to home. From early years through to higher education, families benefit from accessible learning environments that help children grow, develop and thrive at every stage.

NURSERIES

20 min

Little Harriers

6 min

Local early years setting offering play-based learning and care for young children.

24 min

Lillianna's Montessori Day Care Nursery

2 min

Montessori-inspired nursery focusing on independent learning and development.

16 min

Natural Nurture Nursery

Highly rated rural nursery with a focus on nature and child-led learning.

SECONDARY SCHOOLS

10 min

Glebelands School

Local state secondary serving Cranleigh and surrounding villages.

19 min

Duke of Kent School

Independent co-educational school for ages 3–16 in nearby Ewhurst.

10 min

Cranleigh School

Well-regarded independent school with a broad curriculum (and separate prep school).

PRIMARY SCHOOLS

9 min

Cranleigh C of E Primary School

Established local primary offering a broad curriculum and community atmosphere.

12 min

Park Mead Primary School

Popular village primary with a strong focus on learning and wellbeing.

10 min

St Cuthbert Mayne R C Primary School

Faith-based primary with strong community links.

HIGHER EDUCATION

30 min

Guildford College

Large further education college offering a wide range of academic and vocational courses.

26 min

University of Surrey

Major university campus in Guildford offering a wide range of undergraduate and postgraduate degrees.

56 min

University of Chichester

Well-regarded university offering a variety of courses (slightly further but within reach).

STEEL PLAN



- | | | | |
|---|--|--|------------------------------|
| 2 bedroom homes | 3 bedroom homes | BS | Bin Store |
| ■ The Holly | ■ The Cypress | SS | Substation |
| | ■ The Hazel | SuDs | Sustainable drainage systems |
| | ■ The Spruce | U | Unallocated parking |
| Pre sold homes | | - - - - | Fire access |
| ■ 1 & 2 bedroom maisonettes | 4 bedroom homes | | |
| ■ 2 bedroom homes | ■ The Aspen | | |
| ■ 2 bedroom coach house | ■ The Briar | | |
| ■ 3 bedroom homes | ■ The Chestnut | | |
| ■ 4 bedroom homes | | | |

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

SPECIFICATION

EXTERNAL FEATURES

Windows & Doors

- Energy-efficient PVCu windows in white, with high-performance sealed glazing
- Obscure glazing provided where privacy is required
- Secure multi-point locking to all opening windows
- Stylish GRP front entrance door with multi-point locking, satin chrome ironmongery and door viewer
- French doors (house type dependent) with secure locking systems
- Pre-finished garage doors with multi-point locking (where applicable)

Roofline & External Finishes

- Low-maintenance PVCu fascias and soffits in white
- Carefully considered external detailing in line with planning requirements

KITCHENS & UTILITY AREAS

Kitchen Design

- Stylish kitchens by Symphony
- Choice of door styles and colours (subject to house type and build stage)
- Soft-close doors and drawers

Appliances

- Ceramic hob and electric oven as standard
- Integrated appliances included in selected homes
- Space provided for additional appliances where applicable

Sinks & Taps

- Stainless steel sinks with modern chrome mixer taps
- Water-efficient fittings throughout

HEATING, HOT WATER & SUSTAINABILITY

- Air Source Heat Pump (ASHP) providing efficient, low-carbon heating
- Hot water cylinder sized to suit your home
- Modern radiators with thermostatic controls
- Smart heating controls for comfort and efficiency

BATHROOMS, EN-SUITES & CLOAKROOMS

- Contemporary white sanitaryware by Ideal Standard
- Chrome basin and bath taps
- Thermostatic showers to selected bathrooms and en suites
- Stylish shower enclosures and screens
- Coordinated wall tiling by Porcelanosa, with feature tiling to selected areas

INTERNAL JOINERY & WOODWORK

Elegantly designed staircases

- White painted balustrades and strings
- Oak handrail and newel caps for a premium finish
- Slip-resistant detailing for added safety

Storage

- Built-in wardrobes to selected bedrooms (house type dependent)
- Practical airing cupboard shelving (plot specific)

ELECTRICAL & LIGHTING

- Energy-efficient electrical installation throughout
- White sockets and switches in a modern slimline design
- USB charging socket provided in the kitchen and main bedroom
- Mains-powered smoke alarms with battery back-up
- External front light with dusk-to-dawn sensor
- External waterproof socket for outdoor or cycle charging use



DECORATION

- Walls and ceilings finished in fresh white emulsion
- Woodwork painted in durable white satin
- Neutral colour palette throughout, ready for you to personalise

EXTERNAL AREAS & LANDSCAPING

- Paved pathway to front entrance
- Private patio area to rear garden (where applicable)
- Fenced rear gardens for privacy

CRAFTED
FOR MODERN
LIVING.



Please note: flooring is not included as standard, allowing you to personalise your home. The specification shown is correct at the time of production. Bovis Homes is continually reviewing and updating the specification on all house types and therefore reserves the right to change specification details. Photographs depict typical Bovis Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.





PERSONALISE YOUR NEW HOME

WITH UPGRADES AND EXTRAS FROM OUR
SELECT RANGE, WHERE THE CHOICE IS YOURS

Customise your kitchen with stylish worktops and the latest modern appliances, and personalise your bathrooms with stunning ceramics.

Using the Select range there are various options allowing you to create your perfect property which is truly unique to you.

You can personalise every space in your home from kitchen cupboards and electrics to built-in wardrobes and if you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Karndean, ceramics and vinyl*.

Pick up a Select brochure from a sales consultant today to find an extensive list of items available, including:

- 🕒 Quartz or Granite worktops
- 🕒 A selection of kitchen packages including integrated appliances
- 🕒 Flooring
- 🕒 Built-in wardrobes
- 🕒 Upgraded tiling and many more!

The choice is yours – with **Select**.

PURCHASE SCHEMES

Wherever you are in the home-buying market – a first-time buyer, looking to step up the property ladder or a downsizer – we have a variety of great purchase assistance schemes!

HOME EXCHANGE

Are you an existing homeowner? Our Home Exchange scheme is the simple way to ensure you don't lose out on your brand new Bovis home – and saves you time and money along the way. We'll buy your property at market value, therefore there are no last minute 'drop-outs'!

ARMED FORCES

Helping members of the Armed Forces to own a home with assistance from Bovis Homes, the government, and the Ministry of Defence.

DEPOSIT UNLOCK

With Deposit Unlock, whether you are a first-time or next-time buyer, you could purchase a new Bovis home with just a 5% deposit up to the value of £750,000!

SMOOTH MOVE

Are you an existing homeowner? Our Smooth Move service is designed to help you sell your old property quickly so that you can make the move into a brand new Bovis home. We'll deal with the estate agents on your behalf, and even pay the estate agents' fees when your house is sold!

A COMMUNITY TO BE PROUD OF

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make several commitments; these commitments are based on the needs of our new community.

Our homes are Greener by Design! From Air Source Heat Pumps, high class installation and EV charging points, our homes have everything you need to save on your energy bills.



PLAY AREA



ELECTRIC VEHICLE CHARGING POINTS



COMMUNITY HUB CONTRIBUTION TO BE PAID TO THE PARISH



PUBLIC ART WILL BE PROVIDED FROM A MATURE OAK TREE THAT WAS FELLED ON SITE TO ALLOW ACCESS

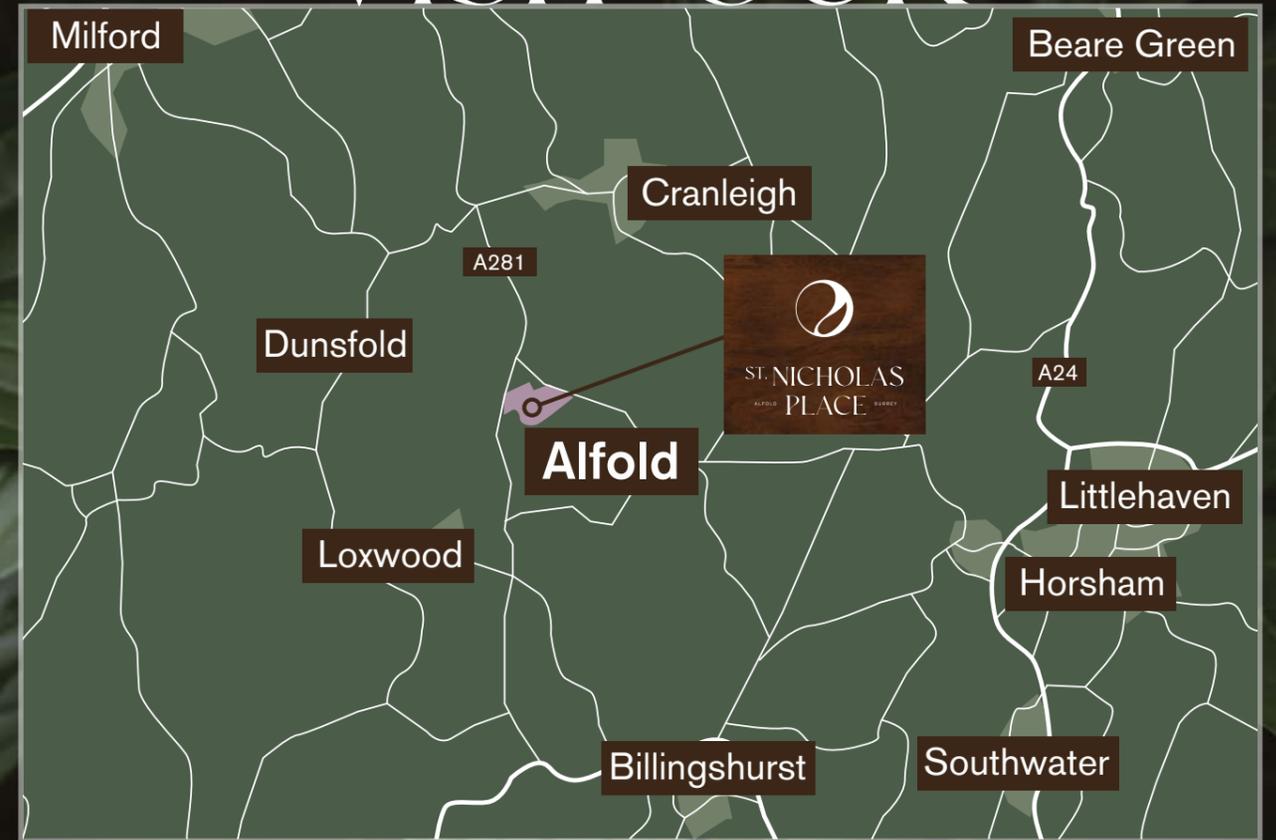


HEDGEHOG HIGHWAYS PROVIDED THROUGHOUT THE DEVELOPMENT



CONTRIBUTION TOWARDS TWO NEW BUS STOPS IN CLOSE PROXIMITY TO THE DEVELOPMENT

VISIT OUR



MARKETING SUITE

FINDING US

By Car – From Horsham Town Centre

Just a short drive from Horsham Town Centre, head west, following signs for the A264. Join the A264 towards Guildford and Crawley, then turn onto Horsham Road. Continue along Horsham Road for approximately two miles, where the entrance to the development will be clearly signposted. Ample access is available directly from the road.

By Car – From Gatwick Airport

From Gatwick Airport, the journey takes around 25–30 minutes. Join the M23 southbound and continue until you reach the exit for the A264 towards Horsham. Follow the A264 west, then take the exit onto Horsham Road. Continue along Horsham Road until you reach the development, which is easily accessible from this main route.

By Car – From London and the M25

If travelling from London or the M25, join the M25 and take the exit onto the M23 southbound towards Gatwick. Leave the M23 at the A264 exit, signposted for Horsham. Follow the A264 west before turning onto Horsham Road. The development is located a short distance along Horsham Road, with clear access from the carriageway.

By Train

The nearest mainline station is Horsham, which is well served by regular services from London Victoria, Brighton and across the South East. From the station, the development can be reached easily by taxi or local bus services heading towards Horsham Road. The journey from the station typically takes around 10–15 minutes by car.

FIND US:

Address:
Horsham Road,
Alfold, Surrey,
GU6 8JE

01403 582459

[bovishomes.co.uk/developments/surrey/st-nicholas-place-alfold](https://www.bovishomes.co.uk/developments/surrey/st-nicholas-place-alfold)

Use What3Words to get directions from your location to St. Nicholas Place
[///gateway.foot.paddle](https://www.what3words.com/#!/en-gb/gateway.foot.paddle)



Every care has been taken in the preparation of this brochure. Bovis Homes operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in this brochure. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Computer generated images, maps, photography, and imagery are intended for illustrative purposes. Features, designs, materials, and visual depictions must be treated as general guidance only. Please speak to a sales consultant for details of specific homes. March 2026.

